

**4. ZONING BY-LAW AMENDMENT – 5615 FERNBANK ROAD (FORMERLY KNOWN AS 5786 FERNBANK ROAD)**

**MODIFICATION AU RÈGLEMENT DE ZONAGE – 5615, CHEMIN FERNBANK (CONNU JUSQU'ICI SOUS L'ADRESSE 5786, CHEMIN FERNBANK)**

**COMMITTEE RECOMMENDATION**

**That Council approve an amendment to Zoning By-law 2008-250 for 5615 Fernbank Road to permit a residential subdivision with school site, Emergency Services facility and transit station as shown in Document 1 and detailed in Document 2.**

**RECOMMANDATION DU COMITÉ**

**Que le Conseil approuve une modification au Règlement de zonage 2008-250 visant 5615, chemin Fernbank, afin de permettre la création d'un lotissement résidentiel comprenant une école, un poste du Service paramédic et une station de transport en commun, comme l'illustre le document 1 et l'expose en détail le document 2.**

**DOCUMENTATION/DOCUMENTATION**

1. Director's report, Planning Services, Planning, Infrastructure and Economic Development Department, dated 20 July 2017 (ACS2017-PIE-PS-0101)

Rapport de la Directrice, Services de la planification, Direction générale de la planification, de l'infrastructure et du développement économique, daté le 20 juillet 2017 (ACS2017-PIE-PS-0101)

2. Extract of draft Minutes, Planning Committee, 22 August 2017

Extrait de l'ébauche du procès-verbal, Comité de l'urbanisme, le 22 août 2017

**Report to  
Rapport au:**

**Planning Committee  
Comité de l'urbanisme  
22 August 2017 / 22 août 2017**

**and Council / et au Conseil  
September 13, 2017 / 13 septembre 2017**

**Submitted on July 20, 2017  
Soumis le 20 juillet 2017**

**Submitted by  
Soumis par:**

**Lee Ann Snedden,  
Director / Directrice**

**Planning Services / Services de la planification**

**Planning, Infrastructure and Economic Development Department / Direction  
générale de la planification, de l'infrastructure et du développement économique**

**Contact Person / Personne ressource:**

**Kathy Rygus, Planner II / Urbaniste II, Development Review West / Examen des  
demandes d'aménagement ouest**

**(613) 580-2424, 28318, Kathy.Rygus@ottawa.ca**

**Ward: STITTSVILLE (6)**

**File Number: ACS2017-PIE-PS-0101**

**SUBJECT: Zoning By-law Amendment – 5615 Fernbank Road (formerly known  
as 5786 Fernbank Road)**

**OBJET: Modification au Règlement de zonage – 5615, chemin Fernbank  
(connu jusqu'ici sous l'adresse 5786, chemin Fernbank)**

## **REPORT RECOMMENDATIONS**

- 1. That Planning Committee recommend Council approve an amendment to Zoning By-law 2008-250 for 5615 Fernbank Road to permit a residential subdivision with school site, Emergency Services facility and transit station as shown in Document 1 and detailed in Document 2.**
- 2. That Planning Committee approve the Consultation Details Section of this report be included as part of the 'brief explanation' in the Summary of Written and Oral Public Submissions, to be prepared by the City Clerk and Solicitor's Office and submitted to Council in the report titled, "Summary of Oral and Written Public Submissions for Items Subject to Bill 73 'Explanation Requirements' at the City Council Meeting of 13 September 2017 subject to submissions received between the publication of this report and the time of Council's decision.**

## **RECOMMANDATIONS DU RAPPORT**

- 1. Que le Comité de l'urbanisme recommande au Conseil d'approuver une modification au Règlement de zonage 2008-250 visant 5615, chemin Fernbank, afin de permettre la création d'un lotissement résidentiel comprenant une école, un poste du Service paramédic et une station de transport en commun, comme l'illustre le document 1 et l'expose en détail le document 2.**
- 2. Que le Comité de l'urbanisme donne son approbation à ce que la section du présent rapport consacrée aux détails de la consultation soit incluse en tant que « brève explication » dans le résumé des observations écrites et orales du public, qui sera rédigé par le Bureau du greffier municipal et de l'avocat général et soumis au Conseil dans le rapport intitulé « Résumé des observations orales et écrites du public sur les questions assujetties aux 'exigences d'explication' aux termes du projet de loi 73 », à la réunion du Conseil municipal prévue le 13 septembre 2017, à la condition que les observations aient été reçues entre le moment de la publication du présent rapport et le moment de la décision du Conseil.**

## BACKGROUND

Learn more about [link to Development Application process - Zoning Amendment](#)

For all the supporting documents related to this application visit the [link to Development Application Search Tool](#).

**Site location**

5615 Fernbank Road (formerly known as Part of 5786 Fernbank Road)

**Owner**

Abbott-Fernbank Holdings Inc.

**Applicant**

Novatech Engineers Planners and Landscape Architects

**Description of site and surroundings**

The site is a vacant 12-hectare parcel within the Fernbank Crossing subdivision in the Fernbank Community. The site is bounded by Fernbank Road to the south, Cope Drive to the north, Robert Grant Avenue to the west and vacant land to the east that will be developed as future phases of the Blackstone subdivision. The lands form the fourth and final phase of the Fernbank Crossing subdivision. To the north and west of the site are earlier phases of the subdivision which are nearing completion. To the east is vacant land that is subject to a plan of subdivision and south of Fernbank Road are rural lands that are located outside the urban boundary.

The Fernbank Crossing subdivision received draft approval on February 2, 2012, and previous phases have been registered, with the third phase of development currently under construction. This final phase of the Fernbank Crossing subdivision proposes the development of approximately 107 detached dwellings, four blocks for townhouses, an elementary school site, paramedic post and transit station with a park-and-ride facility.

**Summary of proposed Zoning By-law Amendment**

The lands are currently zoned Development Reserve (DR), a zone used to recognize lands intended for future urban development in areas designated as General Urban Area. Permitted uses are restricted to those that will not preclude future development. The applicant is requesting to rezone the property from Development Reserve (DR) to Residential Second Density Zone with site-specific exception (R2P[2280]), Residential Third Density Zone with site-specific exceptions (R3Z[2278] and R3Z[2279]), Minor Institutional Zone (I1A and I1B) and Ground Transportation Zone (T2) to permit a residential subdivision with school site, paramedic post and transit station.

**PLANNING COMMITTEE  
REPORT 49A  
13 SEPTEMBER 2017**

**79**

**COMITÉ DE L'URBANISME  
RAPPORT 49A  
LE 13 SEPTEMBRE 2017**

## **DISCUSSION**

### **Public consultation**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Development Applications. One comment from the public was received.

For this proposal's consultation details, see Document 3 of this report.

### **Official Plan designation**

The Official Plan designates the property as General Urban Area, which permits the development of a full range of housing types to meet the needs of all ages, incomes and life circumstances in combination with conveniently located employment, retail, service, leisure and institutional uses. The proposed amendment is consistent with the policies of the General Urban Area designation.

The Official Plan policies state that future development in new communities is to be compact and efficient, based on an underlying commitment to conserving the natural environment and reducing consumption of land and other resources outside of the urban boundary. More compact urban development promotes sustainability by reducing travel distances, making transit service more desirable, reducing overall land consumption, and maximizing the use of existing infrastructure. The subdivision contributes to creating a livable community by offering development of an urban density with a street pattern to facilitate connectivity. The proposed Zoning By-law amendment is consistent with the goals, objectives and policies of the General Urban Area designation.

### **Other applicable policies and guidelines**

#### **Fernbank Community Design Plan**

The property is subject to the Fernbank Community Design Plan (CDP), which encompasses the 674 hectares of land between the established communities of Stittsville and Kanata, extending southward from Hazeldean Road to Fernbank Road. The CDP identified the land use and road pattern to accommodate a community of approximately 30,000 residents. The purpose of the Fernbank CDP is to establish a

community-wide land use framework that reflects the principles, objectives and policies for community development as directed by the Official Plan.

The lands are designated as Low Density Residential in the CDP, permitting detached, semi-detached and townhouse dwellings. The CDP also designated a school site on Cope Drive as well as a transit station with park-and-ride and Emergency Services facility at the intersection of Fernbank Road and Robert Grant Avenue.

### **Urban Design Guidelines for Greenfield Neighbourhoods**

The Urban Design Guidelines for Greenfield Neighbourhoods are applicable to the proposed development. It provides guidelines for structuring layout, street design, building and site design, green space and utilities.

### **Urban Design Review Panel**

The property is not within a Design Priority Area and is therefore not subject to the Urban Design Review Panel process.

### **Planning Rationale**

The property is located within the area affected by the Fernbank CDP and the nature of the proposal is to permit a residential subdivision. The related plan of subdivision demonstrates conformity to the Fernbank CDP with regard to land use, road network layout, and density of development. The proposed new zones correspond to the draft-approved subdivision and are intended to permit detached homes, townhouse blocks, a school, paramedic post and transit station with park-and-ride.

The proposed new zones correspond to the plan of subdivision for Phase 4. The site-specific exceptions for the residential zones that are denoted below were established through the Zoning By-law amendments for the earlier phases and are already in effect for the surrounding lands.

Area A is to be rezoned from Development Reserve Zone (DR) to Minor Institutional Zone Subzone B/ Residential Third Density Zone Subzone Z Exception 2279 (I1B/R3Z[2279]). The site has dual zoning to permit a school or residential development. This is to address potential situations where none of the school boards requires the site for a school. In such a case, the parcel could be developed for residential purposes under the zoning provisions specified. The R3Z permits detached, linked-detached,



semi-detached and townhouse dwellings, duplexes, 3-unit dwellings and planned unit developments with the exception implementing an increased front yard setback.

Area B is to be rezoned from Development Reserve Zone (DR) to Residential Second Density Zone Subzone P Exception 2280 (R2P[2280]) to permit detached, linked-detached and semi-detached dwellings, with the exception implementing specific setbacks.

Area C is to be rezoned from Development Reserve Zone (DR) to Residential Third Density Zone Subzone Z Exception 2278 (R3Z[2278]) to permit detached, linked-detached, semi-detached and townhouse dwellings, duplexes, three-unit dwellings and planned unit developments with the exception implementing specific setbacks.

Area D is to be rezoned from Development Reserve (DR) to R3Z[2279] to permit detached, linked-detached, semi-detached and townhouse dwellings, duplexes, three-unit dwellings and planned unit developments with the exception implementing an increased front yard setback.

Area E is to be rezoned from Development Reserve (DR) to Minor Institutional Zone Subzone A (I1A) to permit an emergency service (paramedic post).

Area F is to be rezoned from Development Reserve (DR) to Ground Transportation Zone (T2) to permit a transit station with a park-and-ride facility.

### **Provincial Policy Statement**

Staff have reviewed this proposal and have determined that it is consistent with the Provincial Policy Statement, 2014.

### **RURAL IMPLICATIONS**

There are no rural implications associated with this report.

### **COMMENTS BY THE WARD COUNCILLOR**

Councillor Qadri has no concerns or issues with the application and the staff recommendation.

## **LEGAL IMPLICATIONS**

There are no legal impediments to approving the recommendations contained in the report.

## **RISK MANAGEMENT IMPLICATIONS**

There are no risk management implications associated with the report.

## **FINANCIAL IMPLICATIONS**

There are no financial implications associated with this report.

## **ACCESSIBILITY IMPACTS**

Design considerations with respect to accessibility are generally addressed through the Subdivision process and are not a key consideration related to a Zoning By-law amendment.

## **TERM OF COUNCIL PRIORITIES**

This project addresses the following Term of Council Priorities:

EP3 – Support growth of local economy

ES2 – Enhance and protect natural systems

HC3 – Create new and affordable housing

## **APPLICATION PROCESS TIMELINE STATUS**

This application was processed by the "On Time Decision Date" established for the processing of Zoning By-law Amendment applications.

## **SUPPORTING DOCUMENTATION**

Document 1 Zoning Key Plan

Document 2 Details of Recommended Zoning

Document 3 Consultation Details

Document 4 Plan of Subdivision, Phase 4 Fernbank Crossing

## **CONCLUSION**

The proposed development conforms to the Official Plan and Fernbank Community Design Plan. The proposed new zones are appropriate for the intended development of the property. In summary, the proposed rezoning complies with the Official Plan policies and the department is recommending the Zoning By-law amendment be approved.

## **DISPOSITION**

Legislative Services, Office of the City Clerk and Solicitor to notify the owner; applicant; Ottawa Scene Canada Signs, 1565 Chatelain Avenue, Ottawa, ON K1Z 8B5; Krista O'Brien, Tax Billing, Accounting and Policy Unit, Revenue Service, Corporate Services (Mail Code: 26-76) of City Council's decision.

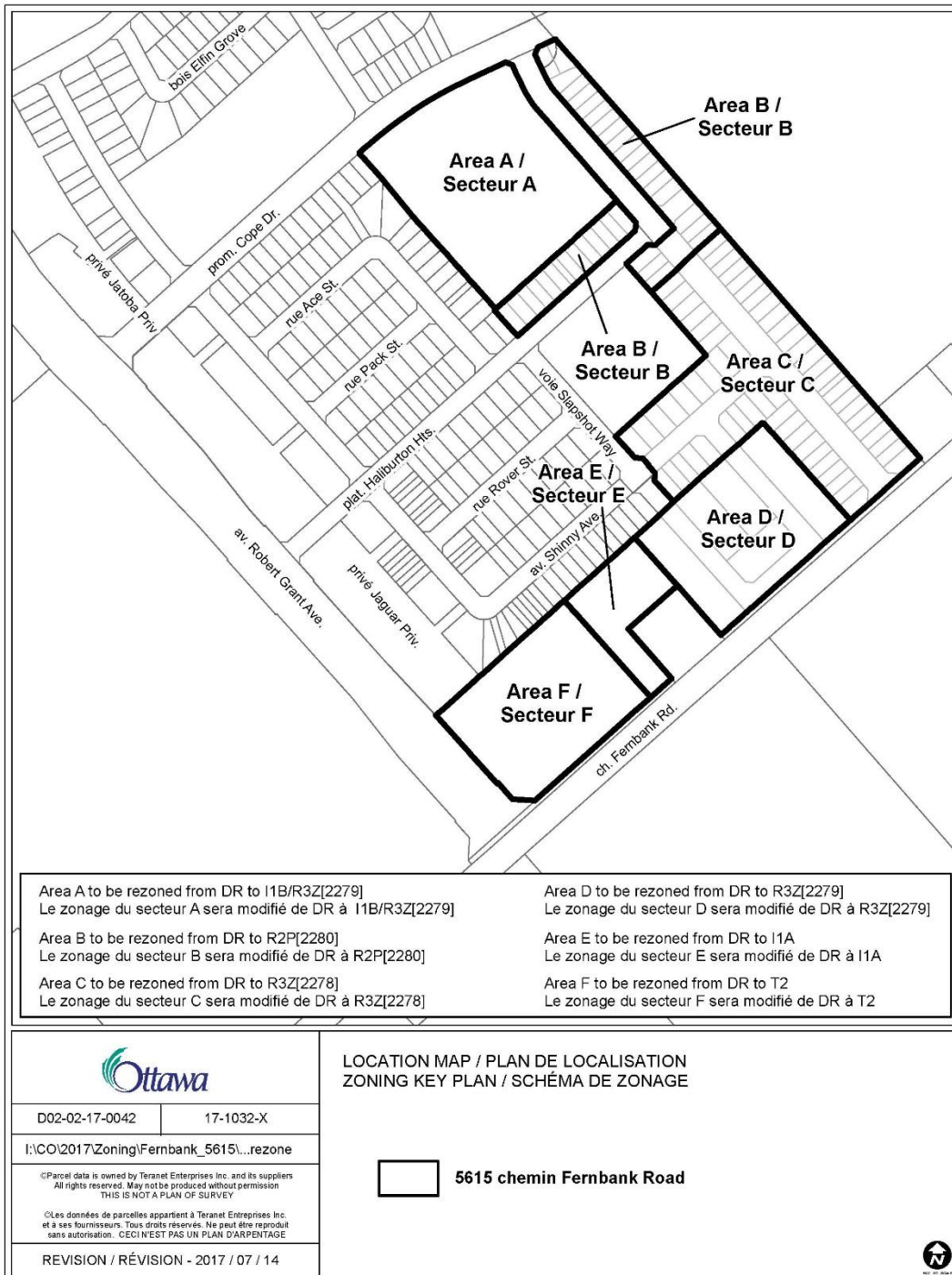
Zoning and Interpretations Unit, Policy Planning Branch, Economic Development and Long Range Planning Services to prepare the implementing by-law and forward to Legal Services.

Legal Services, Office of the City Clerk and Solicitor to forward the implementing by-law to City Council.

Planning Operations Branch, Planning Services to undertake the statutory notification.

Document 1 – Zoning Key Plan

For an interactive zoning map of Ottawa visit [geoOttawa](http://geoOttawa).



**Document 2 – Details of Recommended Zoning**

The proposed change to the City of Ottawa Zoning By-law 2008-250 for 5615 Fernbank Road is to rezone the lands shown on Document 1 as follows:

- a) Area A from DR to I1B/R3Z[2279];
- b) Area B from DR to R2P[2280];
- c) Area C from DR to R3Z[2278];
- d) Area D from DR to R3Z[2279];
- e) Area E from DR to I1A; and
- f) Area F from DR to T2.

### **Document 3 – Consultation Details**

Notification and public consultation was undertaken in accordance with the Public Notification and Consultation Policy approved by City Council for Development Applications. One comment from the public was received.

Comment: Transit Station Noise

One resident expressed concern regarding potential noise generated by the proposed transit station in proximity to residential uses.

Response:

The location of the transit station/park-and-ride facility to serve the community was established through the Fernbank CDP. The location was further refined through the West Transitway Environmental Study report approved by Council in 2010. Because Robert Grant Avenue will accommodate the future Transitway, the proposed location is appropriate and will have minimal impact on nearby residential development.

Document 4 – Plan of Subdivision, Phase 4 Fernbank Crossing

